

In the City Council  
City of Lodi  
Lodi, California

ORDINANCE NO. 583

AN ORDINANCE AMENDING SECTION 12.2 OF ORDINANCE NO. 469 ENTITLED, "AN ORDINANCE TO REGULATE, RESTRICT AND SEGREGATE THE LOCATION OF INDUSTRIES, BUSINESSES, TRADES, APARTMENTS, DWELLINGS AND OTHER SPECIFIED USES, TO REGULATE AND LIMIT THE HEIGHT AND BULK OF BUILDINGS HEREAFTER ERECTED; TO REGULATE AND DETERMINE THE AREA OF YARDS AND OTHER OPEN SPACES; FOR SAID PURPOSES TO DIVIDE THE CITY INTO DISTRICTS; TO PROVIDE FOR ENFORCEMENT AND PRESCRIBE PENALTIES FOR THE VIOLATION OF ITS PROVISIONS; AND TO REPEAL ORDINANCE NO. 238 AND ALL OTHER ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith IN SO FAR AS SUCH CONFLICT MAY EXIST", BY CHANGING THE REQUIREMENTS FOR OFF-STREET PARKING.

The City Council of the City of Lodi does ordain as follows:

Section 1. Section **12.2** of Ordinance No. 469 is hereby amended to read as follows:

SECTION 12.2 AUTOMOBILE PARKING SPACE

The following regulations shall apply to the provisions for off-street parking accommodations for certain uses in their respective districts when a new building is erected or added to in number of units, or in seat capacity, or in floor area, **as** the case may be.

1. Dwellings: All single and multiple family dwellings shall provide at least one (1) parking space for each dwelling unit, **which** space shall be on the **same** lot or within 100 feet thereof.

2. Lodging Houses: All lodging houses shall provide at least one (1) parking space for each two (2) guest rooms, which space shall be on the **same** lot or within 100 feet thereof.

3. Automobile Courts: All automobile courts shall provide at least one (1) parking space for each unit including manager's **quarters**, which space **shall** be on the **same** lot.

4. Hotels: All hotels shall provide **at** least one (1) parking space for each guest room, except that hotels having more than twenty (20) guest rooms need provide only one (1) parking space for each four (4) rooms in excess of the first twenty (20) rooms, which space shall be on the same lot or within 500 feet thereof,

5. Clinics, Professional and Business Offices: All clinics, professional and business offices shall provide **at** least one (1) parking space for each 250 square feet in the building, which space shall be on the same lot or within 100 feet thereof.

6. Hospitals and Sanitariums: All hospitals and sanitariums shall provide at least one (1) parking space for each 750 square feet in the building, which space shall be on the **'same** lot or within 100 feet thereof.

7. Mortuaries and Funeral Homes: All mortuaries and funeral homes shall provide at least one (1) parking space for each thirty (30) square feet in the auditorium. All parking space provided shall be on the same lot or within 100 feet thereof.

8. Churches: All churches shall provide at least one (1) parking space for each forty (40) square feet in the auditorium, which space shall be on the same lot **or** within 100 feet thereof.

9. Schools: All elementary schools shall provide at least one (1) parking space for each classroom, and all high schools shall provide at least five (5) parking spaces for each classroom, which space shall be on the same lot or within 100 feet thereof.

10. Theaters and Auditoriums: All theaters and auditoriums shall provide at least one (1) parking space **for** each four (4) seats, which space shall be on the same lot or within 100 feet thereof.

11. Commercial Buildings: All buildings for retail commercial purposes, excepting grocery stores, shall provide at least one (1) parking space for each 500 square feet, which space shall be on the same lot or within 500 feet thereof, Grocery stores shall provide at least one (1) parking space for each 250 square feet, which space shall be on the same lot or within 500 feet thereof. In addition, each building shall provide loading area or area sufficient for its purpose, completely off-street.

12. Warehouses, Industrial and Manufacturing: All buildings in "M" Districts for warehousing, processing, manufacturing, or other industrial purposes shall provide at least two (2) parking spaces for each three (3) employees or one (1) space for each 1500 square feet in the building, whichever is the greater, which space shall be on the same lot or within 500 feet thereof. In addition, each building shall provide loading area or areas sufficient for its purpose, completely off-street.

13. All off-street parking space as required above shall be in accordance with the following:

(a) For dwellings the space provided shall be surfaced or otherwise improved.

(b) For Section 12.2 through 12.12 above, the provided parking space shall be paved with 2 inches of plant mixed surfacing and marked into the required number of stalls of ample size and with adequate aisles for convenient access and egress, as approved by the City Engineer in accordance with the standards recommended by the Institute of Traffic Engineers.

14. General Parking Regulations: The following regulations shall also apply to the requirements in Section 12.2 through 12.12 above pertaining to off-street parking and the designation of such parking spaces:

(a) Parking Needs: These provisions are considered to be the average minimum needs for off-street parking, but in all cases the Planning Commission shall give due consideration to the parking needs of particular types of buildings, herein referred to, to the end that sufficient off-street parking may be provided in the vicinity of the respective establishments.

(b) Interpretation of Requirements: The above provisions shall be interpreted to be applicable to all new buildings hereafter erected and to the enlargement of existing buildings except that in the case of such buildings to be hereafter erected ~~or~~ enlarged in districts existing as of the date of passage of this Ordinance, where the adjacent ~~or~~ surrounding areas are already built ~~up~~ to such ~~an~~ extent that the above requirements would cause a hardship in connection with new construction, the said requirements may be reduced ~~or~~ waived under the provisions of Section 14 herein.

(c) Expansion of Existing Facilities Into Adjacent Areas: New accessory buildings or enlargements of existing buildings into adjacent areas shall be permitted only when at least fifty (50) percent of the parking requirements for the existing buildings are ~~provided~~ as required by this section of this Ordinance, and only if the complete parking requirement for the new building or enlargement is provided. In the event unusual circumstances cause a hardship in connection with this provision, the requirement may be reduced ~~or~~ waived under the provision of Section 14 herein.

(d) Permanence of Parking Space: 'After parking spaces for buildings under the above provisions have been so designated and building permits granted the said parking spaces shall be hereinafter termed as Parking Lots in whatever district they may be located, and thereafter no such Parking Lot shall be used for the location of new or enlarged buildings unless equivalent required parking spaces are provided under the provisions of this section. **All** off-street parking spaces now existing as of the date of passage of this Ordinance may, in the discretion of the Planning Commission with the approval of the City Council, be classed as Parking Lots and come under these provisions **as** to permanency for such use.

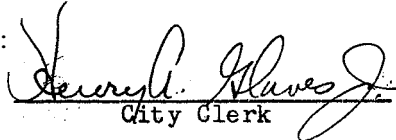
15. Off-street Parking Lots: For the purposes above set forth, the Planning Commission may permit, under the provisions of Section 14 and as an additional accessory and transitional use, the use of any lot in any Residence District, where such lot is adjacent to a Commercial or Industrial District, but to a ~~maximum~~ of 100 feet therefrom, for off-street parking purposes for the sole use of customers' or employees' automobiles during normal business hours, provided that no other commercial use shall be conducted on the lot. All parking **lots** wherever thus provided and permitted **shall** be improved as provided in paragraph 13 (b) above and in addition shall provide such screening by fencing or landscaping as may be prescribed by the Planning Commission, to the end that such parking lots shall not be detrimental to residential lots in the vicinity. In the case of failure to so improve or maintain such improvements, the permission to use such lots for off-street parking purposes ~~may~~ be revoked by the Planning ~~Cam-~~mission.

Section 2. This ordinance shall be published one time in the "Lodi News-Sentinel", a daily newspaper of general circulation printed and published in the City of Lodi and shall be in force and take effect thirty days from and after its passage.

Approved this 20th day of March, 1957.

  
Mayor of the City of Lodi

Attest:

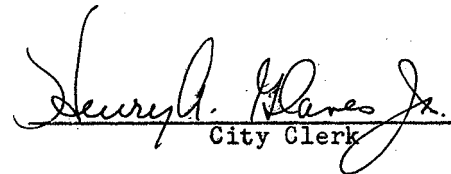
  
City Clerk

State of California }  
County of San Joaquin } ss.

I, HENRY A. GLAVES, JR., City Clerk of the City of Lodi, do hereby certify that the foregoing Ordinance No. 583 was introduced at a regular meeting of the City Council held March 6, 1957, and was thereafter passed, adopted and ordered to print at a regular meeting held March 20, 1957, by the following vote :

AYES: Councilmen - Fuller, Hughes, Katzakian and Mitchell  
NOES: Councilmen - Robinson  
ABSENT: Councilmen - None

I further certify that Ordinance No. 583 was approved and signed by the Mayor on the date of its passage and that the same **has** been published pursuant to law.

  
City Clerk

Dated: March 21, 1957